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Separate paging is given to this Part in order that it may be filed as a Separate Compilation.

PART IV-B

Rules and Orders (Other than those published in Parts I, I-A, and I-L) made by the Government of Gujarat under the Gujarat Acts

URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT

NOTIFICATION

Sachivalaya, Gandhinagar, 29th August, 2025

THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976

No: GH/V/313 of 2025/UDUHD/TPS/e-File/18/2023/2985/L:- WHEREAS, under Government Notification, Urban Development and Urban Housing Department No.GH/V/147 of 2007/TPS-1406-2128-L, dated 27.04.2007 the Government of Gujarat, in exercise of the powers conferred by section 48(2) of the Gujarat Town Planning and Urban Development Act, 1976 (President's Act No. 27 of 1976) (hereinafter referred to as "the said Act") sanctioned the Draft Town Planning Scheme No. 21 (Sarthana-Simada) (hereinafter referred to as "the said Draft Scheme") submitted by the Surat Urban Development Authority, Surat;

AND WHEREAS, the area of said draft scheme was included within the jurisdiction of Surat Municipal Corporation (hereinafter referred to as "the said Authority") vide notification no. KV/212/2006/SMN902006/410/P, dated. 20.07.2006;

AND WHEREAS, in exercise of the powers conferred by section 50 of the said Act, the Government of Gujarat appointed the Town Planning Officer for finalizing the said Draft Scheme;

AND WHEREAS, the Town Planning Officer has submitted, to the Government of Gujarat, the Preliminary Town Planning Scheme No. 21 (Sarthana-Simada) (hereinafter referred to as "the said Preliminary Scheme") as required under section 52(2) and section 64 of the said Act;

NOW THEREFORE, in exercise of the powers conferred by section-65 of the said Act, the Government of Gujarat hereby: -

(a) Sanction the said Preliminary Scheme with modifications enumerated in schedule appended hereto;

(b) State that the said preliminary scheme shall be kept open for the inspection of the public, at the office of the said Authority, during office hours on working days;

(c) Fix the date of this notification as the date for the purpose of clause (b) of sub-section (2) of the section 65.

SCHEDULE

1. The condition “સદર મૂળખંડની સામે ફાળવેલ અંતિમખંડ/બિલ્ડીંગ યુનિટમાં રીડેવલોપમેન્ટ કરવામાં આવે ત્યારે યોજનામાં અપનાવેલ અન્ય ખુલ્લી જમીનના કપાતના ધોરણ મુજબ કપાત કરી, કપાત થતી જમીન સત્તામંડળને સુપ્રત કરવાની રહેશે. (નોંધ: હયાત બાંધકામના સુધારા/વધારામાં આ શરત લાગુ પડશે નહી.)” is added in Case No. 6, 10, 34, 42, 43, 44, 45, 46, 51, 56, 57, 58+59, 63, 64, 65, 66, 67, 68, 71, 75, 78, 79, 81, 84, 85, 87, 88, 89, 90 and 93, in remarks column of redistribution statement.

2. The Case No. 81 and 82 are merged as Case No. 81+82, as shown in the redistribution statement.

3. The boundary and location of the Original Plot No.88/3, Original Plot No. 88/4, Final Plot No. 123 and Final Plot No. 124, are modified as shown in the accompanying plan.

4. The area, boundary, location and purpose of the Final Plots shown in Column No.2 and its area shown in Column No. 3, are modified as shown in Column No.4 and 5 respectively of table given below and as shown in the accompanying plan and redistribution statement.

Sr. No.	**As per the Preliminary T.P. Scheme submitted**		**Modified as**	
	Final Plot Number	**Final Plot area (Sq.mtr.)**	**Final Plot Number**	**Final Plot area (Sq.mtr.)**
1	**2**	**3**	**4**	**5**
1.	59	10704	59	8668
2.	108	2045	108+110	3174
3.	110	1129		
4.	166 (બગીચો)	1442	166 (બગીચો)	313
5.	-	-	New 171 (વાણિજ્યના હેતુ માટે વેચાણપાત્ર)	3165
6.	115	13562	115+116	13562
7.	116	1255		
8.	-	-	New 172 (સોશીયલ ઈન્ફ્રાસ્ટ્રકચર)	1255
9.	121	13193	121+122	13468
10.	122	2190		
11.	169 (સોશીયલ ઈન્ફ્રાસ્ટ્રકચર)	275	169 (પાર્કિંગ)	2190

Sr. No.	As per the Preliminary T.P. Scheme submitted		Modified as	
	Final Plot Number	Final Plot area (Sq.mtr.)	Final Plot Number	Final Plot area (Sq.mtr.)
1	2	3	4	5
12.	106	2953	deleted	
13.	-	-	New 173 (સોશીયલ ઈન્ફ્રાસ્ટ્રકચર)	2953
14.	49	9909	49	9923
15.	66	6338	66	6323
16.	165 (બગીચો)	432	165 (પાર્કિંગ)	432
17.	149 (સોશીયલ ઈન્ફ્રાસ્ટ્રકચર)	3964	149 (પાર્કિંગ)	3964
18.	162 (બગીચો)	3757	162 (અર્બન ફોરેસ્ટ)	3757
19.	144 (સોશીયલ ઈન્ફ્રાસ્ટ્રકચર)	5241	144 (અર્બન ફોરેસ્ટ)	5241

Preliminary Scheme document, maps, redistribution statement shall be modified according to above.

By order and in the name of the Governor of Gujarat,

PRAKASH DUTTA,

Officer on Special Duty & Ex-Officio
Joint Secretary to Government.

Signature Not Verified
Signed by:BHOLUSINGH G THAKUR
Date: 2025.09.02 19:20:36 +05:30
Reason: Validate Document
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